



TOWN OF KNIGHTDALE

950 Steeple Square Court
Knightdale, NC 2754
KnightdaleNC.go

ORDINANCE #18-03-21-002

AN ORDINANCE TO AMEND THE UNIFIED DEVELOPMENT ORDINANCE OF THE TOWN OF KNIGHTDALE REGARDING THE USE MATRIX

WHEREAS, the Town of Knightdale has received a petition to amend Chapter 2.3(C) “Use Matrix”, Chapter 2.15 “Conditional Districts (CD)”, Chapter 3 “Additional Use Standards” to address the unique impacts of vehicle centric uses on the pedestrian environment and surrounding development patterns; and

WHEREAS, the petition also includes the amendment of other remaining chapters of the Unified Development Ordinance that may be affected by the proposed amendments, such as updating code section references and locations, the use matrix, the ordinance table of contents and index, as well as adding/amending definitions in Chapter 19 for consistency; and

WHEREAS, the Town of Knightdale Unified Development Ordinance Section 15.6(B) establishes uniform procedures for amending the text of the Ordinance; and

WHEREAS, the zoning text amendment is consistent with the adopted comprehensive plan, in particular it is consistent with the overall design district objective of promoting site design which clearly provides a system of coordinated land uses and that encourages decision makers, the development community and town staff to view each new development proposal in a larger and regional context. It is reasonable and in the public interest as it supports pedestrian scaled developments that can accommodate a variety of uses; and

WHEREAS, it is further reasonable and in the public interest as it supports the overall design guideline of concentrating civic, institutional, and commercial activity as integral components of neighborhoods and design districts;

NOW, THEREFORE, BE IT ORDAINED by the Town Council of the Town of Knightdale, North Carolina:

SECTION 1: That Chapter 2.3(C) of the Unified Development Ordinance of the Town of Knightdale Code is amended to read as follows:

C. Use Matrix

	T1	T2	T3	T4	T5	T6	Assigned Districts				Planned Districts	
BASE DISTRICT	OSP	RR	GR	UR	RMX	NMX	TC	HB	MI	MQ	MHD	TND
(1) Residential												
a. Dwelling-Single Family	—	PS	PS	PS	PS	PS	PS	—	—	—	PS	PS
b. Dwelling-Duplex	—	—	PS	PS	PS	PS	PS	—	—	—	PS	PS
c. Dwelling-Multifamily 4 units/bldg or less	—	—	—	SU	SU	SU	SU	—	—	—	SU	SU
d. Dwelling-Multifamily more than 4 units/bldg	—	—	—	SU	SU	SU	SU	—	—	—	—	SU
e. Dwelling-Secondary	—	SU	—	—	—	—	—	—	—	—	—	SU
f. Family Care Home (6 or Less residents)	—	PS	PS	PS	PS	PS	PS	—	—	—	PS	PS
g. Home Occupation	—	PS	PS	PS	PS	PS	PS	—	—	—	PS	PS
h. Housing Service for the Elderly	—	—	PS	PS	P	P	P	—	—	—	—	---
i. Live-Work Units	—	—	—	PS	PS	PS	PS	—	—	—	—	PS
j. Manufactured Housing	—	PS	PS	—	—	—	—	—	—	—	PS	—
(2) Lodging												
a. Bed and Breakfast Inns	—	PS	PS	PS	PS	PS	P	P	—	—	—	PS
b. Hotels/Motels/Inns	—	—	—	—	—	CD	CD	P	—	—	—	CD
c. Rooming or Boarding House	—	—	—	—	PS	PS	PS	—	—	—	—	PS
(3) Office/Service												
a. Animal Services	—	SU	—	—	—	PS	PS	PS	P	—	—	---
b. ATM	—	—	—	—	PS	P	P	P	P	—	—	PS
c. Banks, Credit Unions, Financial Services	—	—	—	—	—	CD	PS	CD	P	—	—	P
d. Business Support Services	—	—	—	—	—	PS	P	P	P	—	—	P
e. Child/Adult Day Care Home (Fewer than 6 people)	—	PS	PS	PS	PS	PS	PS	—	—	—	—	PS
f. Child/Adult Day Care Center (6 or more people)	—	PS	—	PS	PS	PS	P	—	—	—	—	P
g. Community Service Organization	—	P	—	P	P	P	P	P	—	—	—	P
h. Cremation Facilities	—	—	—	—	—	SU	P	P	—	—	—	—
i. Drive Thru Service	—	—	—	—	—	CD	—	CD	PS	—	—	—
j. Equipment Rental	—	—	—	—	—	—	PS	CD	P	—	—	—
k. Funeral Homes	—	—	—	—	—	P	P	P	—	—	—	—
l. Government Services	P	P	P	P	P	P	P	P	P	—	—	P
m. Group Care Facility (More than 6 residents)	—	SU	—	—	—	SU	SU	—	—	—	—	—
n. Medical Services	—	—	—	—	P	P	P	P	P	—	—	P
o. Outdoor Animal Boarding/Equestrian Facilities	—	SU	—	—	—	—	—	—	SU	—	—	—
p. Personal Services	—	—	—	—	PS	PS	PS	PS	PS	—	—	PS
q. Post Office	—	—	—	—	P	P	P	—	P	—	—	P
r. Professional Services	—	—	—	—	P	P	P	P	P	—	—	P
s. Studio – Art, dance, martial arts, music	—	—	—	—	P	P	P	P	P	—	—	P
t. Tattoo Shop	—	—	—	—	—	—	—	PS	PS	—	—	—
u. Vehicle Services – Maintenance/Body Work/Repair	—	—	—	—	—	CD	—	CD	PS	—	—	—

— Not Permitted **P** Permitted **PS** Permitted subject to Additional Standards in Chapter 3
SU Permitted subject to any Additional Standards in Chapter 3 as well as obtaining a Special Use Permit (Section 15.5E)
CD Conditional District (Section 2.14, Additional Standards in Chapter 3, and 15.6C(4))

	T1	T2	T3	T4	T5	T6	Assigned Districts			Planned Districts		
BASE DISTRICT	OSP	RR	GR	UR	RMX	NMX	TC	HB	MI	MQ	MHD	TND
(4) Retail/Restaurants												
a. Auto Parts Sales	—	—	—	—	—	CD	PS	CD	P	—	—	—
b. Bar/Tavern/Night Club	—	—	—	—	—	P	P	P	—	—	—	PS
c. Drive-Thru Retail/Restaurants	—	—	—	—	—	CD	—	CD	—	—	—	---
d. Gas Station with Convenience Store	—	—	—	—	—	CD	PS	CD	—	—	—	—
e. Neighborhood Retail/Restaurant – 2,000 sf or less	—	—	—	—	SU	P	P	P	—	—	—	P
f. General Retail – 10,000 sf or less	—	—	—	—	—	P	P	P	—	—	—	P
g. General Retail – 10,001 sf – 50,000 sf	—	—	—	—	—	—	P	P	—	—	—	P
h. General Retail – Greater than 50,000 sf	—	—	—	—	—	—	CD	CD	—	—	—	CD
i. Restaurant	—	—	—	—	—	P	P	P	---	—	—	P
j. Shopping Center – Community Center	—	—	—	—	—	—	CD	CD	CD	—	—	—
k. Shopping Center – Neighborhood Center	—	—	—	—	—	CD	CD	CD	—	—	—	CD
l. Sweepstakes Center	—	—	—	—	—	—	—	—	SU	—	—	—
m. Vehicle/Heavy Equipment Sales	—	—	—	—	—	—	—	CD	PS	—	—	---
(5) Entertainment/Recreation												
a. Adult Establishment	—	—	—	—	—	—	—	—	SU	—	—	—
b. Amusements, Indoor – 5,000 sf or less	—	SU	SU	SU	SU	P	P	P	P	—	—	—
c. Amusements, Indoor – 5,001 sf – 20,000 sf	—	—	—	—	SU	SU	SU	P	P	—	—	—
d. Amusements, Indoor – Greater than 20,000 sf	—	—	—	—	—	—	—	P	P	—	—	—
e. Amusements, Outdoor	—	SU	—	—	PS	PS	PS	PS	PS	—	—	PS
f. Cultural or Community Facility	SU	SU	—	—	P	P	P	P	P	—	—	P
g. Meeting Facilities	SU	SU	—	—	P	P	P	—	—	—	—	—
h. Recreation Facilities, Indoor	—	PS	PS	PS	P	P	P	P	P	—	—	P
i. Recreation Facilities, Outdoor	P	P	P	P	P	P	P	P	P	—	P	P
j. Theater, Live Performance	—	—	—	—	—	CD	CD	CD	CD	—	—	CD
k. Theater, Movie	—	—	—	—	—	CD	CD	CD	CD	—	—	CD
(6) Manufacturing/Wholesale/Storage												
a. Agribusiness	P	PS	PS	—	—	—	—	—	PS	—	—	—
b. Laboratory - medical, analytical, research & development	—	—	—	—	—	—	—	P	P	—	—	—
c. Laundry, dry cleaning plant	—	—	—	—	—	—	—	P	P	—	—	—
d. Manufacturing, Light	—	—	—	—	—	—	—	PS	P	—	—	—
e. Manufacturing, Neighborhood	—	—	—	—	—	PS	PS	P	P	—	—	P
f. Manufacturing, Heavy	—	—	—	—	—	—	—	—	P	—	—	—
g. Media Production	—	—	—	—	—	—	P	P	P	—	—	—
h. Metal Products Fabrication, machine or welding shop	—	—	—	—	—	—	---	---	P	—	—	—
i. Mini-Warehouses	—	—	—	—	—	—	—	—	SU	—	—	—

— Not Permitted P Permitted PS Permitted subject to Additional Standards in Chapter 3
SU Permitted subject to any Additional Standards in Chapter 3 as well as obtaining a Special Use Permit (Section 15.5E)
CD Conditional District (Section 2.14, Additional Standards in Chapter 3, and 15.6C(4))

SECTION 2. That Chapter 2.15 of the Unified Development Ordinance of the Town of Knightdale Code is amended to read as follows:

2.15 Conditional Districts (CD)

A. Purpose and Intent: Conditional Districts provide for orderly and flexible development under the spirit and intent of the general policies of the General District without the constraints of the principal structure dimensional standards. Because Conditional Districts are constructed in a comprehensive manner, they establish their own street, block and lot pattern which may be unique from other surrounding blocks or neighborhoods. It also may provide for greater land use compatibility by allowing property owners to voluntarily place their property into zoning districts in which a Master Plan is required. A Conditional District allows particular uses to be established only in accordance with specific standards and conditions pertaining to each individual development project. All site-specific standards and conditions must be consistent with the spirit and intent of this Unified

Development Ordinance as well as consistent with the goals and objectives of the 2027 Comprehensive Plan and adopted area plans. *This Conditional District may be used in any district but is not intended to relieve hardships that would otherwise be handled using a variance procedure.*

B. Specific District Provisions:

	RR	GR	UR	RMX	NMX	TC	HB	MI	MHD	TND
Min. Required (acres)	40	20	2	2	0	0	0	10	3	40

C. District Types:

- 1. Self-Imposed Conditional Districts:** Within a Conditional District, all permitted uses and standards of the corresponding Base District must be met, except to the extent that conditions imposed are more restrictive than those standards. In these cases, conditional districts reduce or narrow the number of permitted uses and/or impose higher level design standards than that which exists within the corresponding Base District, thereby satisfying the applicant’s desire to mitigate any perceived or real impacts on neighboring properties such as installing or constructing additional buffers or other physical features that would serve to increase the protection afforded neighboring properties and/or the appearance of the proposed development.
- 2. Required Conditional Districts:** Some uses as identified in Section 2.3(C) are of a nature or scale that they have significant and/or unique impacts on both the immediate surrounding area and on the entire community and as such are *required* to be approved through the Conditional District rezoning process. Uses identified as required Conditional Districts in 2.3(C)(3) “Office/Service” and 2.3(C)(4) “Retail/Restaurants” shall only apply to new construction, substantial redevelopment, or a change of use as defined in Chapter 19.3.

For such uses, petitioners shall promulgate appropriate development standards meeting the spirit and intent of this Ordinance to address potential unique impacts of the intended use. *If no unique development impact is identified by the petitioner along with an appropriate standard to address the same, the corresponding general zoning district guidelines and standards shall apply. Uses with additional standards identified in Chapter 3, shall meet all of these requirements or provide additional conditions to meet the spirit and intent of this Ordinance.*

By way of illustration, an applicant may propose a building height unique to our jurisdiction but would also be responsible for establishing appropriate development standards (*such as increased building setbacks, increased emergency vehicle access, etc.*) to protect the public from anticipated impacts

associated with the unique height. It shall be within the Town Council's legislative discretion whether or not to grant approval of the zoning amendment in light of the specific development standards promulgated.

SECTION 3. That Chapter 3 of the Unified Development Ordinance of the Town of Knightdale Code is amended to read as follows:

ADDITIONAL USE STANDARDS

3.1 Purpose and Intent

Certain uses may be constructed, continued, and/or expanded provided they meet certain mitigating conditions specific to their design and/or operation. Such conditions ensure compatibility among building types so that different uses may be located in proximity to one another without adverse effects to either. Special regulation of these establishments is necessary to insure that these adverse effects will not contribute to a downgrading or blighting of surrounding residential districts or neighborhoods, unless otherwise determined by this Section.

Each use shall be permitted upon compliance with all conditions listed for the use in this chapter. Certain uses are classified as *Special Uses* and require a Special Use (SU) Permit and Town Council approval in accordance with Section 15.5E. Certain uses require a Conditional District (CD) rezoning and Town Council approval in accordance with Section 15.6C(5).

3.2 Applicability

This Chapter specifies those requirements that must be met by uses in the Use Matrix (*Section 2.3C*) in districts where they are listed as Permitted with Additional Standards (PS), Special Uses (SU), or Conditional District (CD).

3.3 Additional Standards by Use

- H. Auto Parts Sales (TC, NMX*, HB*) *Conditional District (2.3C(4)a)
 - 1. All structures containing uses in this category shall meet the building type: Mixed-Use as defined in Chapter 5.10.
- J. Banks, Credit Union, Financial Services (NMX*, TC, HB*) *Conditional District(2.3C(3)c)
 - 1. In the NMX and TC zoning districts only indoor transactions shall be permitted with no drive-thru windows or night drop boxes permitted.
 - 2. All structures containing uses in this category shall meet the building type: Mixed-Use as defined in Chapter 5.10.
- T. Drive-Thru Retail / Restaurants & Drive-Thru Services (NMX*, HB*, MI) *
*Conditional District*_(2.3C(4)c) & (2.3C(3)i)

1. No drive-thru facility, defined as the footprint of associated vehicle accommodation lanes and canopies, shall be located within a 200-foot radius of the property line of any residential use (*Section 2.3C(1)*).
 2. Drive-thru service windows, doors and similar building openings may be located and accessed only in the side or rear yards.
 3. Drive-thru service windows, doors and similar building openings located and accessed in the side yard shall be limited to one (1) lane in the NMX district, and shall be screened from off-site view from a public right-of-way by a Type-A buffer (*Section 8.6B(1)*). In the HB and MI districts, drive-thru service windows, doors and similar building openings located and accessed in the side yard may be multi-lane, but shall be screened from off-site view from a public right-of-way by a Type-B buffer (*Section 8.6B(2)*).
 4. In addition to meeting the requirements of Chapter 10, vehicle accommodation lanes for drive-thru uses shall be located outside of and physically separated from the right-of-way of any street. These lanes shall not interfere with the efficient internal circulation of the site, adjacent property, or adjacent street right-of-way.
 5. In the HB & NMX zoning district Drive-Thru Retail/Restaurants & Drive-Thru Services shall be located in structures that meet the building type: Mixed Use as defined in Chapter 5.10.
- X. Equipment Rental (NMX*, TC, HB*) *Conditional District (2.3C(3)j)
1. No equipment for sale or rent may be displayed in any front yard, nor shall such displays be permitted to encroach on any required landscaping areas or buffer yards.
 2. All vehicle display areas shall conform to the dimensional, design and landscaping standards set forth for parking areas in Chapters 8 and 10.
 3. All equipment shall be stored within an enclosed building, opaque fence or wall and restricted to the rear yard.
 4. All structures containing uses in this category shall meet the building type: Mixed-Use as defined in Chapter 5.10.
- Z. Gas Station with Convenience Store (NMX*, TC, HB*) *Conditional District (2.3C(4)d)
1. Pumps, canopies, and associated service areas are prohibited in any front yard.
 2. All canopies shall be set back a minimum of 10 feet from any adjoining public right-of-way or HB or MI zoned property and 20 feet from any adjoining OSP, RR, GR, UR, RMX, NMX or TC zoned property.
 3. All vehicle storage areas shall be considered as parking lots and must comply with the provisions of Chapter 10. These areas shall also be enclosed by an opaque fence or wall that meets the requirements of Section 4.7 and restricted to the rear yard. No overnight vehicle storage shall be permitted in the NMX or TC Districts.

4. The outdoor service area of a car wash shall be restricted to the rear yard and screened from off-site view from a public right-of-way by a Type-A buffer yard (*Section 8.6B(1)*).
5. No outdoor public address system shall be permitted which can be heard beyond the boundaries of the property.
6. All structures containing uses in this category shall meet the building type: Mixed-Use as defined in Chapter 5.10.

UU. Vehicle / Heavy Equipment Sales (HB*, MI) *Conditional District (2.3C(4)m)

1. No equipment for sale or rent may be displayed in any front yard, nor shall such displays be permitted to encroach on any required landscaping areas or buffer yards.
2. Vehicle display areas shall conform to the dimensional, design and landscaping standards set forth for parking areas in Chapters 8 and 10.
3. All vehicles shall be operable, suitable for driving and ready for sale. Any vehicle not meeting this criterion shall be removed within seven (7) calendar days. Any visibly damaged vehicle or vehicle with missing parts must be removed within three (3) calendar days.
4. No outdoor public address system shall be permitted which can be heard beyond the boundaries of the property.
5. In the HB zoning district all structures containing uses in this category shall meet the building type: Mixed-Use as defined in Chapter 5.10.

VV. Vehicle Services –Maintenance/Repair/Body Work (HB*, MI) *Conditional District (2.3C(3)t)

1. All vehicles, materials or equipment shall be stored within an enclosed building, or within an outdoor storage area enclosed by an opaque fence or wall that meets the requirements of Section 4.7 and restricted to the rear yard. Outdoor storage is not permitted within the TC District.
2. Any operation which results in the creation of noxious vibrations, odors, dust, glare or sound is prohibited.
3. No vehicle may be kept or used for parts for other vehicles.
4. No vehicle may be stored in an unrepaired state for more than 30 calendar days.
5. In the HB zoning district all structures containing uses in this category shall meet the building type: Mixed-Use as defined in Chapter 5.10.

SECTION 4. That all laws and clauses of law in conflict herewith are hereby repealed to the extent of said conflict.

SECTION 5. That if this ordinance or application thereof to any person or circumstance is held invalid, such invalidity shall not affect other provisions of this ordinance which can be given separate effect and to the end the provisions of this ordinance are declared to be severable.

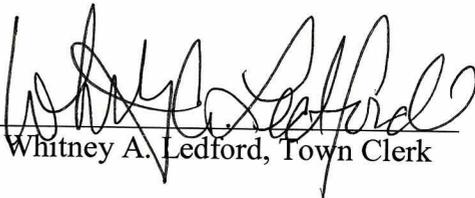
SECTION 6. That this ordinance has been adopted following a duly advertised public hearing of the Town Council and following review and recommendation by the Land Use Review Board.

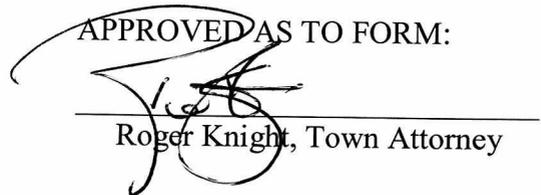
SECTION 7. That this ordinance shall be enforced as provided in G.S. 160A-175 or as provided for in the Knightdale Town Code

SECTION 8. That this ordinance shall become effective upon its adoption by Town Council.

Adopted this 21st of March, 2018

BY: 
James A. Roberson, Mayor

ATTEST: 
Whitney A. Ledford, Town Clerk

APPROVED AS TO FORM:

Roger Knight, Town Attorney